



6710 Stewart Road, Suite 200  
Galveston, Texas 77551

## **CITY PLANNING LETTER**

**Date: December 3, 2019**

**City Planning Commission**  
901 Bagby  
Houston, Texas 77002

**RE: File No. TP1971984**

**To Whom It May Concern:**

**This company (South Land Title, LLC) certifies that a diligent search of the real property records of South Land Title, LLC's title plant has been made, as to the herein described property and as of 8:00 AM on the 20th day of November, 2019, we find the following:**

**Record Owner:**

Community of Faith Church of Houston, Inc., a Texas not-for-profit corporation

**Legal Description:**

A FIELD NOTE DESCRIPTION of a 11.254 acre (490,227 square feet) tract of land in the J. Poitevent Survey, Abstract No. 305, City of Houston, Fort Bend County, Texas; said 11.254 acre tract being all of Restricted Reserve "A", Block I, Miracle Christian Fellowship Church, according to the map or plat recorded in Plat No. 20050072 of the Fort Bend County Plat Records, being the remainder of Lot 9, Burlington Colony Suburban Gardens, according to the map or plat recorded in Volume 69, Page 550 of the Fort Bend County Deed Records, and being all of a 3.9168 acre tract, a 4.004 acre tract of land, and a 3.321 acre tract of land conveyed to Community of Faith Church of Houston, Inc., as recorded in Fort Bend County Clerk's File No. 2014032862; said tract being more particularly described by metes-and-bounds on Exhibit "A" attached hereto and made a part hereof.

**Subject to the following:**

**Restrictions:**

Those recorded in/under Plat No. 20050072 of the Plat Records of Fort Bend County, Texas

**Easements:**

Drainage easement 20 feet in width on each side of the center lines of all natural drainage courses as shown by the recorded plat of said subdivision.

A forty (40) foot road easement as reflected the map recorded under Plat No. 20050072 of the Plat Records of Fort Bend County, Texas.

A drainage easement covering a tract of land containing 0.3508 acres of land, as mentioned in that certain Deed recorded in Volume 788, Page 460 of the Deed Records of Fort Bend County, Texas.

A 20 feet wide road easement (being the south 1/2 of a 40 feet wide road easement) located along the north property line as reflected on the map or plat recorded in Plat No. 20050072 of the Plat Records of Fort Bend County, Texas:.

A drainage easement covering a tract of land containing 0.3508 acres of land, as mentioned in that certain Deed recorded in Volume 788, Page 460 of the Deed Records of Fort Bend County, Texas.

Building setback line, Twenty five (25) feet in width along the front property line as reflected on the recorded map or plat thereof.

**Other Exception:**

Subject property is located within the City of Houston or within its extra territorial jurisdiction (within 5 miles of the city limits but outside another municipality) it is subject to the terms, conditions and provision of City of Houston Ordinance No. 85-1878, pertaining to, among other things, the platting and re-platting of real property and to the establishment of building lines. A certified copy of said ordinance was filed for record on August 1, 1991, under Harris County Clerk's File No(s). N253886.

**Liens:**

Vendor's Lien retained in Deed dated March 28, 2014, filed for record under Fort Bend County Clerk's File No(s). 2014032862, executed by Miracle Christian Fellowship Church to Community of Faith Church of Houston, Inc., securing one promissory note of even date therewith in the principal amount of \$637,500.00 (Six Hundred Thirty Seven Thousand Five Hundred and 00/100), payable as therein provided to the order of Board of Church Extension of Disciples of Christ, Inc.; said note being additionally secured by Deed of Trust of even date therewith in favor of Jay C. Paxton, Trustee(s), and all terms, conditions and stipulations contained therein, including any additional indebtedness secured thereby, by instrument(s) filed for record under Fort Bend County Clerk's File No(s). 2014032863.

No examination has been made as to abstracts of judgments, state or federal tax liens, the status of taxes, tax suits or paving assessments. This letter is issued for the use of, and shall insure to the benefit of Cypress 600 Development Partners LP, a Delaware limited partnership. Liability of South Land Title, LLC for mistakes or errors in this letter is hereby limited to the cost of said letter. This letter is issued with the express understanding, evidenced by the acceptance thereof, that South Land Title, LLC does not undertake to give or express any opinion as to the validity or effect of the instruments listed, and this letter is neither a guaranty nor warranty of title.

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein, and may not be given to or used by any third party. South Land Title, LLC assumes no liability whatsoever for the accuracy neither of this report, nor for any omission or error with respect hereto. **YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY SOUTHLAND TITLE, LLC (WHETHER SOLE,**

JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

Sincerely,



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Michael W. Denton-Commercial Examiner  
Southland Title, LLC